

ROLAND & SARA McPHAIL, GRANTORS

TO:

WARRANTY DEED

BK 0326 PG 0787

STATE MS.-DE SOTO CO. *108*

from JOHNNY RAY McPHAIL &
CAROL ANNE McPHAIL MORGAN
GRANTEES

DEC 30 9 30 AM '97

For and in consideration of the sum of Ten Dollars (\$10), cash in hand *BK 326 PG 787*
paid, and other good and valuable consideration, the receipt and sufficiency *W.E. DAVIS CH. CLK.*
of which is hereby acknowledged, we, ROLAND & SARA McPHAIL, do
hereby sell, convey and warrant to JOHNNY RAY McPHAIL and CAROL ANNE McPHAIL MORGAN as tenants by the entirety with the right of
survivorship and not as tenants in common, the land lying and being situated
in DeSoto County, Mississippi, described as follows, to-wit:

A tract of land in the Southeast Quarter of Section 21, Township 3 South, Range 9 West, DeSoto County, Mississippi, described as follows: Beginning at the Northwest corner of the Roland & Sara McPhail 12 acres in the Southeast Quarter of Section 21, Township 3 South, Range 9 West, DeSoto County, Mississippi described as follows: Beginning at the Northeast corner of the Roland McPhail 12 acres in Section 21, T-3-S, R-9-W South 85 Deg. 30 min. East 549.16. Thence South 7 Deg. 50 min. East 238 feet. Thence North 85 deg. 59 min. West 585.77 feet. Thence North 1 deg. 04 min. East 238 feet to point of beginning containing 3.064 acres, more or less. Subject to Easement and Restrictions of Record.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property.

The Grantors herein warrant that the above described property does not constitute the homestead of either Grantor.

Possession is given upon delivery of this deed, with taxes for 1997 to be paid by Grantors.

WITNESS OUR SIGNATURES, this the 30th day of December, 1997

Roland McPhail
ROLAND McPHAIL

Sara D. McPhail
SARA McPHAIL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, and for the said county and state, on this 30 day of January, 1998, within my jurisdiction, the within named ROLAND McPHAIL and SARA D. McPHAIL, who acknowledged that they executed the above and forgoing instrument.

My commission expires: Jan 3, 2000

W.E. Davis *Chancery Clerk*
NOTARY PUBLIC *By B. Cleveland*



Prepared by GRANTOR address: 5386 Claridge Ct., Horn Lake, MS. 38637-3912
Office Phone: None Home Phone: 601-393-0002
GRANTEE address: 5335 June Cv., Horn Lake, MS. 38637
Office Phone: None Home Phone: 601-393-7149